



- the Lands are designated “Low Density Residential” by OPA #240 and subject to Section 3.4.2 (Residential Specific Policies), which states: *“On lands designated “Low Density Residential” immediately to the north and east of the National Estates Golf Course plan of subdivision, any adjacent developments and abutting lots shall be a minimum of .3 ha in area and lot sizes will decrease gradually as the distance from the golf course subdivision increases”;*
- the application proposes lots adjacent to the National Estates Subdivision ranging in size from .15 ha to .17 ha; smaller areas would result in a total of 14 lots rather than the currently permitted 7 lots; therefore, an amendment to the Official Plan is required to permit lots less than .3 ha in area;
- the lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exceptions 9(1012), 9(847) and 9(1014), which provide development standards implementing the policies of the Official Plan;
- the proposal is also subject to the approved Neighbourhood 3 Plan, which indicates approximately seven .3 ha lots on the subject lands. Compatibility with lots both to the south and north, and density, will be reviewed; and
- the proposed division of Block 41 may make the adjacent block to the east non-conforming to OPA #532; also, a condition of the subdivision agreement states that block is to be developed with adjacent blocks to the east to form a .3 ha parcel. The proposed lotting pattern will be reviewed to ensure consistency and conformity with the Official Plan.

### **Conclusion**

These issues, but not limited to, shall be considered in the technical review of the application, together with comments of the Public and Council expressed at the Public Hearing and be addressed in a comprehensive report to future Committee of the Whole meeting. The proposed development will be reviewed with respect to compatibility with adjacent development, transition of lot sizes and density, in context of the intent of the Official Plan and the approved Block Plan.

### **Attachments**

1. Location Map
2. Lotting Plan
3. Proposed 65M-Plans

### **Report prepared by:**

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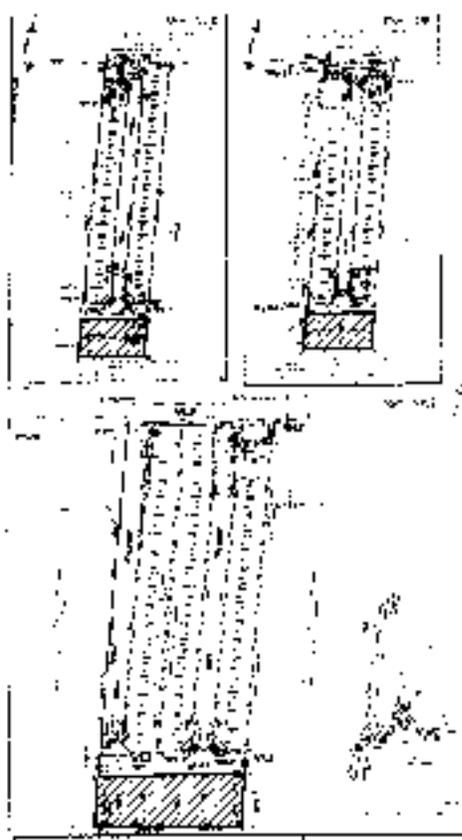
Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning  
 /LG

JOANNE R. ARBOUR  
 Director of Community Planning

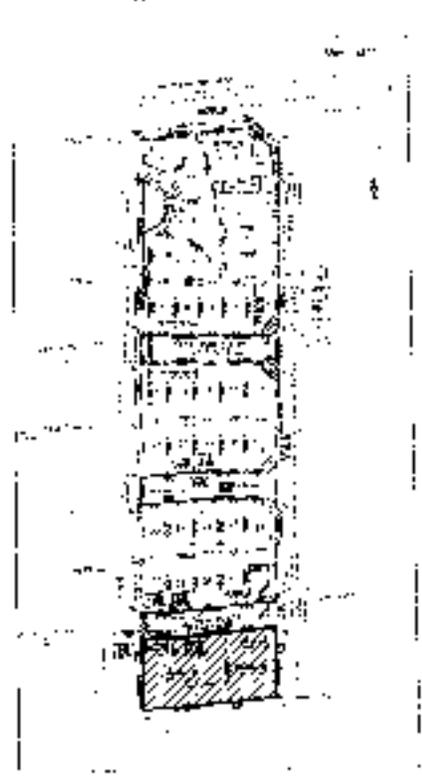






ATTACHMENT 13

REV. 1  
 DATE: 10/10/00  
 DRAWN BY: [illegible]



REV. 1  
 DATE: 10/10/00  
 DRAWN BY: [illegible]

REV. 1  
 DATE: 10/10/00  
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